

Leasehold Opportunity

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POA



OPPORTUNITIES AT THE COLD STORE

Flexible commercial working spaces including self-contained office, retail space, open plan shared office, cafe/commercial kitchens, storage areas, fish preparation areas and external food vendor plots.

Hadenham Road, Lowestoft.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Self contained office - 155sq ft - £300pcm plus bills.



2. Commercial kitchen/on-site cafe - 722sq ft - Price on application.

3. Open plan flexible work space - up to 2500sq ft available - price on application.

4. Outdoor food vendor plots - 3x available - Price on application.

5. Fish preparation area - Price on application.

6. Ground floor retail spaces - Price on application

7. All available units are part of The Cold Store on Hadenham Road, South Lowestoft Industrial

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market a range of flexible working spaces, available to lease in a popular industrial area of Lowestoft.

The Cold Store on Hadenham Road, South Lowestoft Industrial Estate, is currently home to a range of independent businesses operating within the food and pet industries, and spaces have become available for new businesses to join them in their impressive premises.

On offer there is a self-contained office, perfect for 2-3 people, which has access to high speed internet, shared WCs and kitchen area, and potential for additional meeting or hot desking space to hire.

There two commercial kitchens, one which includes a canteen area which would be ideal for a takeaway/delivery food business to operate from, as well as the opportunity to become the in-house cafe for all staff members working at The Cold Store.

Beyond this is a large, open place office area which offers huge scope for a range of uses. This could be partitioned off, creating multiple private, self-contained office units, or could even function as a hot desking area for those who just need a space to work for a few hours. This could also be divided up into meeting rooms, or even storage space, so it's a blank canvas ready to be used.

There is a spacious fish preparation area, ground floor retail space, storage space, access to Cold Store Area and other flexible working spaces available.

Externally, there is a large car park with spaces available for caterers to operate from. The South Lowestoft Industrial Estate is a thriving area for business, so business owners with mobile catering units can rent a space here to capitalise on the hundreds of workers who occupy the area on a daily basis.

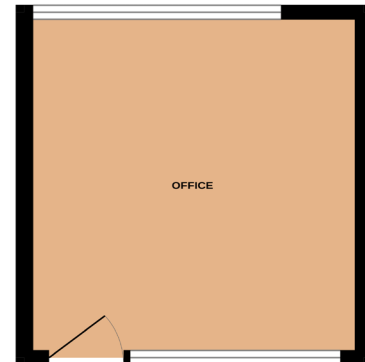


SELF CONTAINED OFFICE

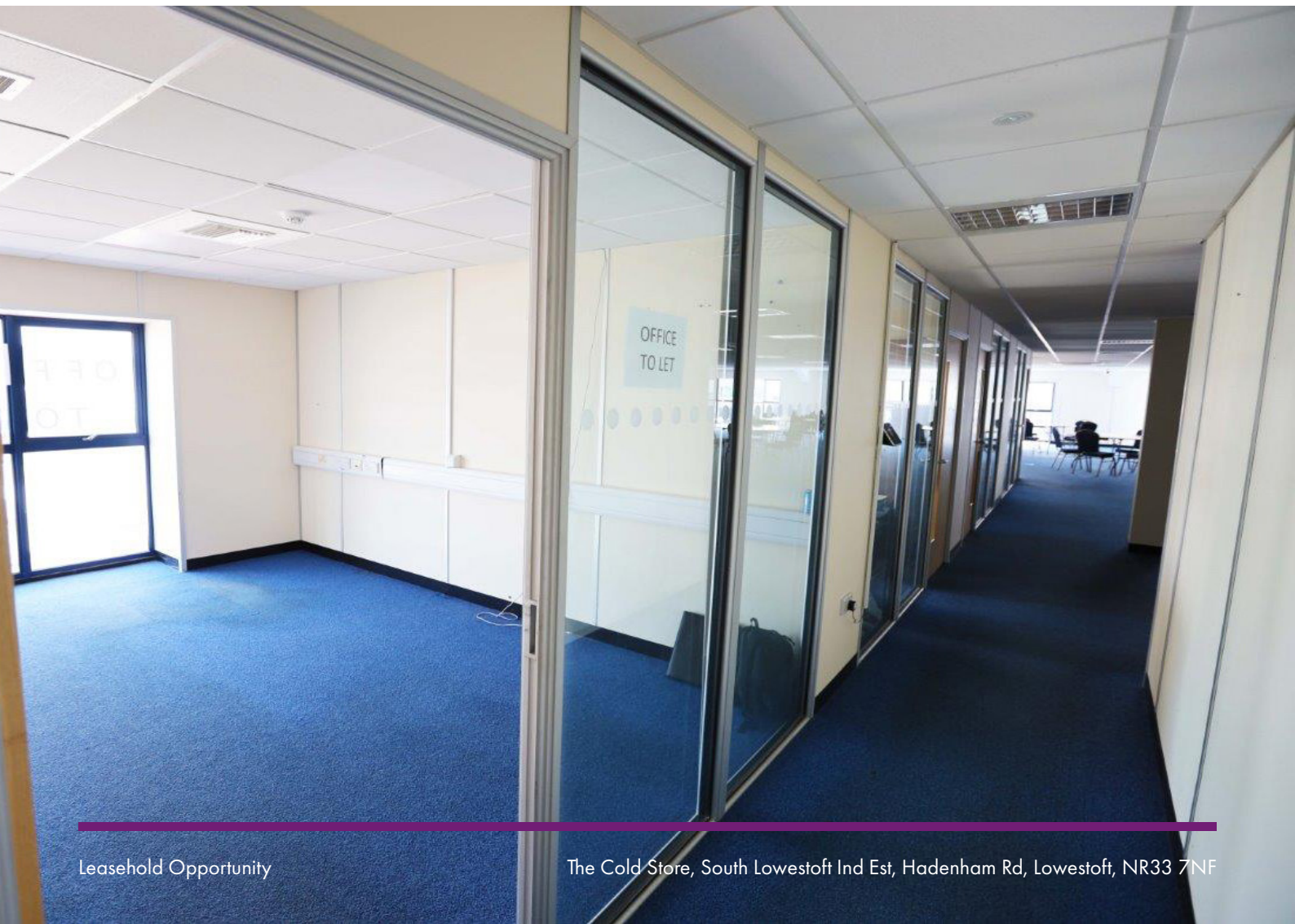
£300pcm + bills

- Small, self-contained, secure first floor office.
- Circa 155sq ft of floorspace.
- Space for 3-4 people.
- Currently empty and immediately available.
- Access to high-speed internet.
- Air-conditioning and heating.
- Access to shared WCs and shared kitchen.
- Office building shared with a range of independent businesses.
- Additional "hot desk" space and meeting rooms available to hire.
- Business rates included.
- Additional parking available for £100pcm, with 30 minutes free for visitors.

FIRST FLOOR
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA: 155 sq.ft. (14.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of actual areas, volumes and other details are subject to change and should be verified by the prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee is to be given.
Mark and Morgan (2012)

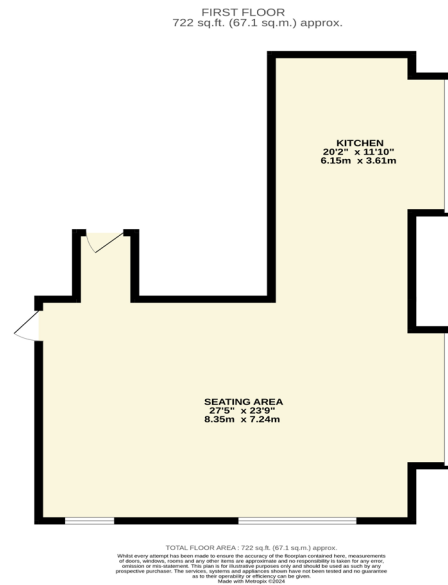




COMMERCIAL KITCHEN / CANTEEN

Price on application.

- Spacious commercial kitchen with seating area for customers.
- Ideal for small takeaway/delivery business.
- Fantastic opportunity to become the in-house cafe for The Cold Store.
- Located on the first floor with secure access to the building.
- Access to shared WCs.
- Includes cooker, work surfaces and cupboards, with potential for complete re-fit/refurbishment depending on your requirements.
- Business rates included.
- Additional parking available for £100pcm, with 30 minutes free for visitors.





COMMERCIAL KITCHEN

Price on application.

- Fully fitted ground floor commercial kitchen.
- Ideal for small takeaway/delivery business.
- Range of stainless steel kitchen equipment ready to use.
- Located on the ground floor with secure access to the building.
- Access to shared WCs.
- Access to Cold Store and additional storage areas subject to negotiation.
- Business rates included.
- Additional parking available for £100pcm, with 30 minutes free for visitors.





FLEXIBLE RETAIL SPACE

Price on application.

- Variety of spaces available including fish counter, with potential to be adapted to your business needs.
- Ideal for small, independent businesses looking to expand their retail offering.
- Located on the ground floor with secure access to the building 24/7.
- Access to shared WCs.
- Business rates included.
- Additional parking available for £100pcm, with 30 minutes free for visitors.





FISH PREPARATION AREA

Price on application.

- Spacious fish preparation area with filleting station.
- Access to pallet space within the cold store.
- Located on the ground floor with secure access to the building 24/7.
- Potential for fish counter usage for an additional cost.
- Measures circa 9.19m x 9.83m (90sqm or 972sq ft)
- Access to shared WCs.
- Business rates included.
- Additional parking available for £100pcm, with 30 minutes free for visitors.



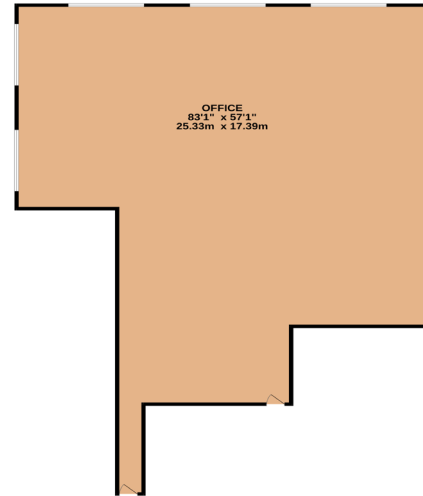


FLEXIBLE WORK SPACE

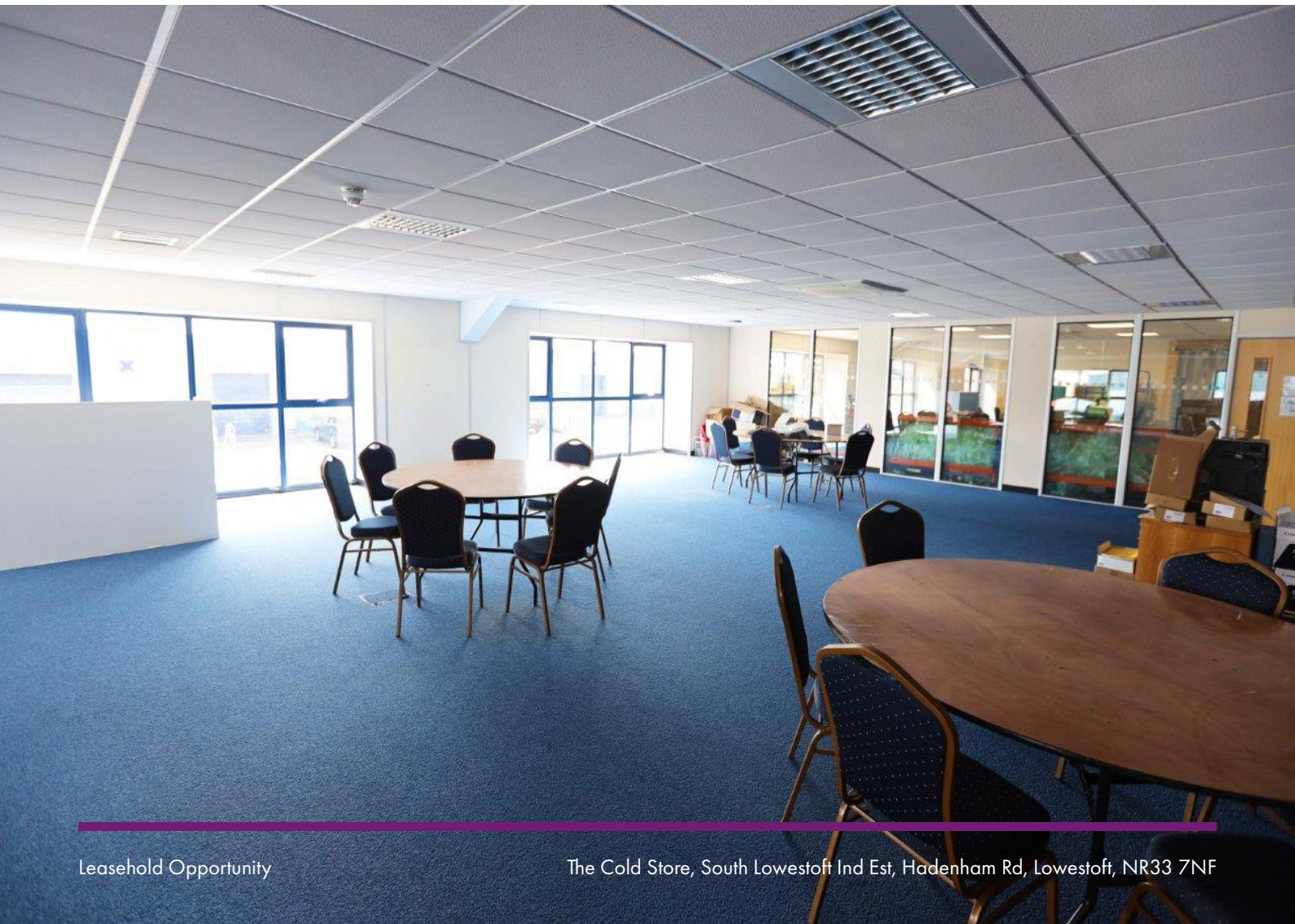
Price on application.

- Large, open plan space available to rent for a variety of uses.
- Potential to partition areas for private use.
- Available to rent on a long term lease, or hire on an hourly or daily basis depending on your requirements.
- Full access to high speed internet.
- Air conditioning and heating units throughout.
- Access to shared WC and kitchen.
- Located on the first floor of the building.
- Fully secure and adaptable.
- Up to 2500sq ft available to lease.
- Viewing highly advised.
- Business rates included.
- Additional parking available for £100pcm, with 30 minutes free for visitors.

FIRST FLOOR
3211 sq.ft. (298.3 sq.m.) approx.



TOTAL FLOOR AREA: 3211 sq.ft. (298.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor areas are given for guidance only and are not intended to be used as a basis for any legal or contractual obligations. The services, systems and accessories shown have not been tested and are available





STORAGE ROOM / PRODUCTION ROOM

Price on application.

- Small area which could be utilised as office space, a small production room or workshop, lab or storage area.
- Measures 3.18m x 2.32m (7.4sqm or 80sq ft)
- Access to shared WC and kitchen.
- Located on the ground floor of the building.
- Fully secure and adaptable.
- Business rates included.
- Additional parking available for £100pcm, with 30 minutes free for visitors.



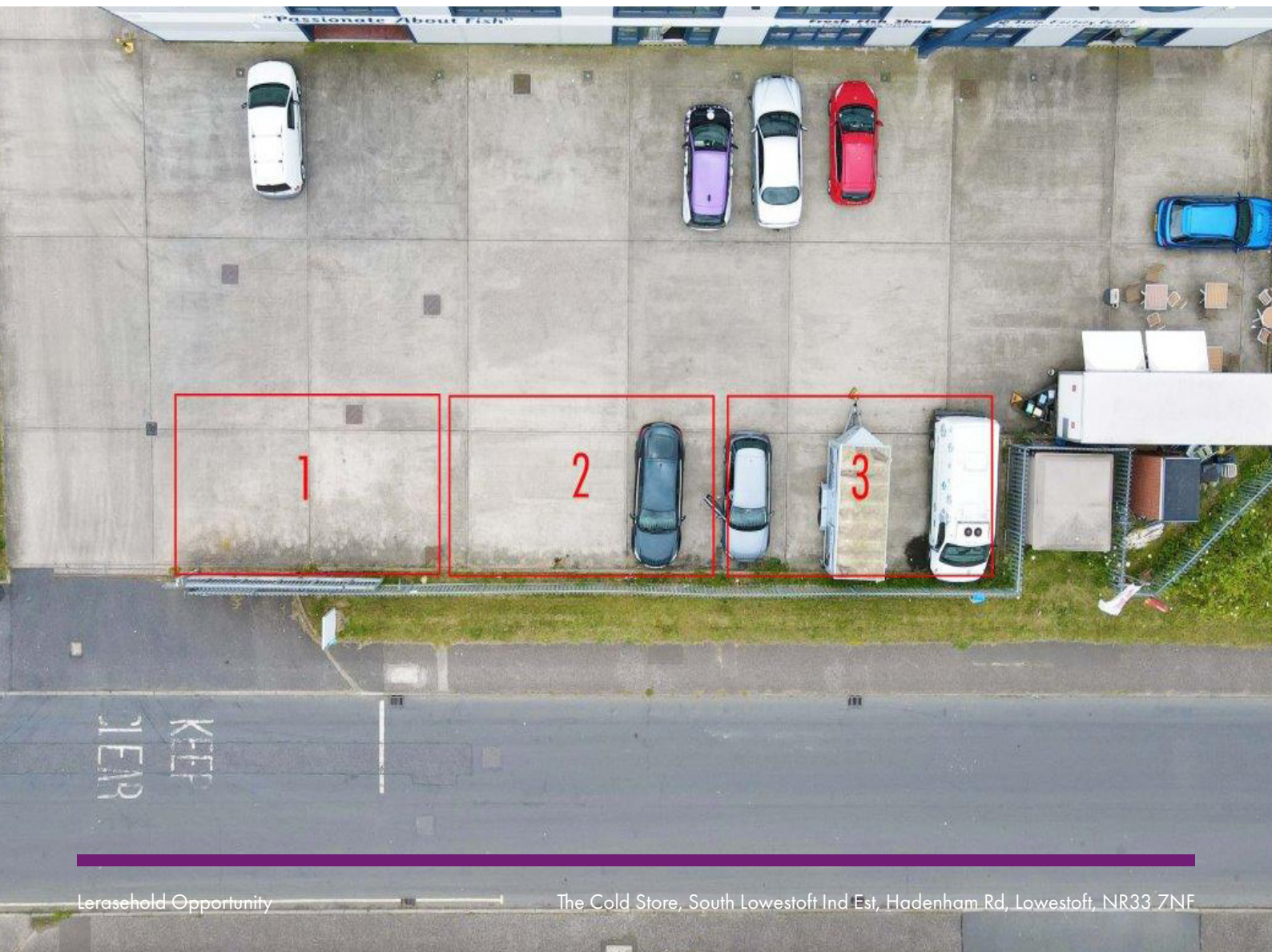


FOOD VENDOR PLOTS X3



Price on application.

- 4x individual plots available for food vendors/mobile caterers to the front of the property.
- Ideal to capitalise on the high volume of workers and passing traffic on the South Lowestoft Industrial Estate.
- Ideal location for businesses looking to offer take-away and deliveries in the Lowestoft area.
- Easy access to the A12, A47 and A146.
- Electric hooks ups not currently in place, but potential for these to be installed by incoming tenants.
- Business rates included.
- Additional parking available for £100pcm, with 30 minutes free for visitors.





RATES

Rateable Value (1st April 2023 - present)

N/A

For guidance on business rates, please contact East Suffolk Council for more information.

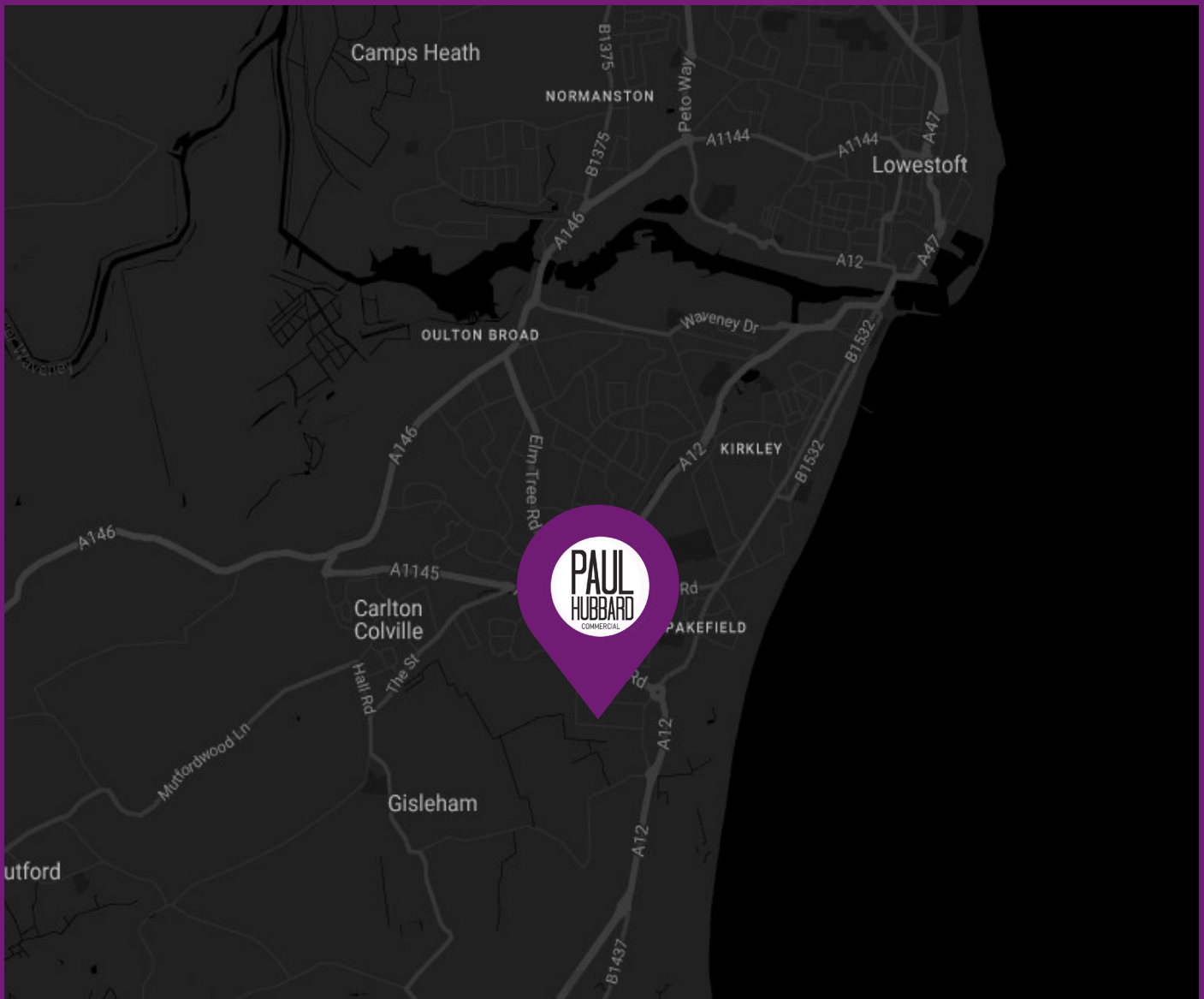


LOCATION



The Cold Store
Hadenham Road
Lowestoft
NR33 7NF

Lowestoft, Suffolk, is a vibrant coastal town known for its rich maritime heritage and picturesque beaches, making it an attractive location for both businesses and residents. As the most easterly point in the UK, Lowestoft boasts stunning sunrises over the North Sea, complemented by an array of amenities including bustling shopping districts, a thriving port, and excellent transport links to Norwich and London. The town is also home to a variety of cultural and leisure attractions, such as the Lowestoft Maritime Museum and Pleasurewood Hills theme park, enhancing its appeal as a dynamic and desirable place for commercial investment and growth without sacrificing convenience.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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jack@paulhubbardonline.com

